



City of El Paso – City Plan Commission Staff Report

Amendment to Title 20

The E Paso Balloon Festival is a major annual event held on Memorial Day weekend. This year, the event organizers requested to use property (the Bowen Ranch) that is owned by the City and managed by the EPWU. The property is in far northeast El Paso adjacent to the city limits and is zoned Ranch and Farm. This amendment will allow for temporary public assembly uses in the Ranch and Farm zoning district, which is typically located on the outskirts of the city, no more than three times in a calendar year, provided all other standards of the City code and permitting requirements are satisfied.

This amendment is recommended for approval by reviewing staff. The lease with EPWU will also be amended to allow this event.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES) OF THE EL PASO CITY CODE, TO ALLOW FOR TEMPORARY PLACES OF ASSEMBLY ON UNDEVELOPED LOTS AND IN THE RANCH AND FARM ZONING DISTRICT AND TO APPLY CHAPTER 20.14 (OFF-STREET PARKING, LOADING AND STORAGE) REGULATIONS AND ADDITIONAL REGULATIONS TO TEMPORARY PLACES OF ASSEMBLY ON UNDEVELOPED LOTS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, City Council has determined that temporary places of assembly such as but not limited to fairs festivals, carnivals, and bazaars should be permitted in the Ranch and Farm zoning district in order to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, City Council recognizes that some temporary places of assembly should be permitted but should be subject to certain development standards in order to promote the health, safety, morals and general welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), Subsection C.3 (Temporary places of assembly) of the El Paso City Code be amended in its entirety with the following:

20.10.680.C.3 (Temporary places of assembly)

Temporary places of assembly. This use is allowed on a developed lot and only allowed on an undeveloped lot that complies with parking restrictions for temporary lots in Chapter 20.14 (Off-Street Parking, Loading and Storage). These uses will be permitted in the following zoning districts R-F (Ranch and Farm), C-1 to C-5 (Commercial), M-1 (Manufacturing), GMU (General Mixed Use) and P-I (Planned Industrial). Applications for temporary places of assembly will be required to obtain all necessary permits. A temporary place of assembly includes the following uses:

- a. Haunted house.

b. Fair, circus, rodeo, festival, carnival or concert operated at a location other than a stadium, auditorium or other public assembly facility designed to accommodate such an event. These uses must meet all of the following requirements:

- (1) The property in which the temporary use will operate is at least three acres or more in size.
- (2) There shall be at least a buffer zone of one thousand five hundred feet (1,500) between the area, in which the use will operate, and any residential zoning district or use. This measurement will be measured from the outermost footprint of the event including all required parking.
- (3) The temporary event shall comply with all of the parking requirements of Title 20.
- (4) Any property zoned R-F is limited to hosting these uses to three times per calendar year.

c. Bazaar where all conditions are satisfied:

- (1) Stalls, rooms, stands, booths, carrels, tents and/or other structures intended to facilitate the selling of goods or food, or providing entertainment are temporary, and do not remain in place for duration exceeding seventy-two continuous hours;
- (2) The property at which the bazaar is located does not allow the selling of goods or food, or providing entertainment more than three times per calendar year; and
- (3) All activities associated with the selling of goods or food, or providing entertainment at the bazaar have received the appropriate authorization(s), license(s), registration(s), and/or permit(s) from the City of El Paso prior to conducting the activities at the bazaar.
- (4) Flea market shall at no time be considered a bazaar.

SECTION 2. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____ 2016.

CITY OF EL PASO


ATTEST:

Oscar Leaser
Mayor

Richarda Duffy Momsen
City Clerk

ORDINANCE NO. _____
16-1007-1700/#535209-2
Title 20 Amendment – Temporary Places of Assembly
KMN

APPROVED AS TO FORM:



Karla M. Newman
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

ORDINANCE NO. _____
16-1007-1700/#535209-2
Title 20 Amendment – Temporary Places of Assembly
KMN



Title 20 amendment

- To allow a temporary public assembly use in the Ranch and Farm (R-F) zoning district, up to three times in a calendar year.
- To allow a temporary public assembly use on undeveloped property if it meets all City code requirements.
- Temporary public assembly uses shall comply with all City code and permitting requirements.

El Paso Balloon Festival 2016



El Paso Balloon Festival 2016 – SITE PLAN

